

IN RE: PETITION FOR ZONING VARIANCE \* BEFORE THE  
SE/S Pulaski Highway, 1439 ft. \* ZONING COMMISSIONER  
+/- NE Middle River Road \* OF BALTIMORE COUNTY  
9719 Pulaski Highway \*  
15th Election District \* Case No. 91-497-A  
6th Councilmanic District \*  
Theodore J. Goloboski, Jr. \*  
et ux, Legal Owners \*  
Belfast Valley Contractors \*  
Contract Purchaser/Lessee \*  
Petitioner \*

#### FINDINGS OF FACT AND CONCLUSIONS OF LAW

The Petitioner herein requests, pursuant to the Petition for a Zoning Variance, variances from Sections 255.1, 238.2 of the Baltimore County Zoning Regulations (B.C.Z.R.) to allow rear yard setback of 5 ft. and a side yard setback of 3 ft. (for existing storage bldgs.) in lieu of the required 30 ft. each, as more particularly described on Petitioner's Exhibit No. 1.

The Petitioner, Contract Purchaser, by Robert Moore, appeared and testified. Also appearing on behalf of the Petition was Robert Spellman, Professional Engineer. There were no Protestants.

Testimony indicated that the subject property, known as 9719 Pulaski Highway, consists of .9986 acres +/-, zoned M.L.-C.S.-1 and is currently improved.

Testimony indicated that the subject property is used as an equipment storage yard and for offices for the Belfast Valley Contractors. Testimony indicated that the Petitioner is desirous of constructing two storage buildings, as indicated on Petitioner's Exhibit No. 1.

Mr. Robert Moore, who is the Manager of the Belfast Valley Contractors, Inc., testified that due to the layout of the subject site, should

they be required to strictly comply with the setback requirements of the B.C.Z.R., they would suffer an undue hardship and practical difficulty. Mr. Moore testified that the subject property is surrounded by commercial uses and that no residential community would be impacted by the granting of the requested relief.

An area variance may be granted where strict application of the zoning regulations would cause practical difficulty to the Petitioner and his property. McLean v. Soley, 270 Md. 208 (1973). To prove practical difficulty for an area variance, the Petitioner must meet the following:

- 1) whether strict compliance with requirement would unreasonably prevent the use of the property for a permitted purpose or render conformance unnecessarily burdensome;
- 2) whether the grant would do substantial injustice to applicant as well as other property owners in the district or whether a lesser relaxation than that applied for would give substantial relief; and
- 3) whether relief can be granted in such fashion that the spirit of the ordinance will be observed and public safety and welfare secured.

Anderson v. Bd. of Appeals, Town of Chesapeake Beach, 22 Md. App. 28 (1974).

It is clear from the testimony that if the variance is granted, such use as proposed would not be contrary to the spirit of the B.C.Z.R. and would not result in substantial detriment to the public good.

After due consideration of the testimony and evidence presented, it is clear that a practical difficulty or unreasonable hardship would result if the variances were not granted. It has been established that the requirements from which the Petitioner seeks relief would unduly restrict the use of the land due to the special conditions unique to this particu-

lar parcel. In addition, the variances requested will not be detrimental to the public health, safety and general welfare.

Pursuant to the advertisement, posting of the property, and public hearing on this Petition held, and for the reasons given above, the relief requested should be granted.

THEREFORE, IT IS ORDERED by the Zoning Commissioner for Baltimore County this 30th day of Aug., 1991 that, pursuant to Petition for Zoning Variance, variances from Sections 255.1, 238.2 of the Baltimore County Zoning Regulations (B.C.Z.R.) to allow rear yard setback of 5 ft. and a side yard setback of 3 ft. (for existing storage bldgs.) in lieu of the required 30 ft. each, in accordance with Petitioner's Exhibit No. 1, is hereby GRANTED, subject, however, to the following restrictions which are conditions precedent to the relief granted herein:

1. The Petitioner may apply for its building permit and be granted same upon receipt of this Order; however, Petitioner is hereby made aware that proceeding at this time is at his own risk until such time as the 30 day appellate process from this Order has expired. If, for whatever reason, this Order is reversed, the Petitioner would be required to return, and be responsible for returning, said property to its original condition.

JRH:mmm  
cc: Peoples Counsel

*J. Robert Haines*  
J. ROBERT HAINES  
Zoning Commissioner  
for Baltimore County

Baltimore County Government  
Zoning Commissioner  
Office of Planning and Zoning

111 West Chesapeake Avenue  
Towson, MD 21204

887-3353

August 29, 1991

Mr. Robert Moore  
Manager  
Belfast Valley Contractors, Inc.  
9719 Pulaski Highway  
Baltimore, Maryland 21220

RE: Petition for Zoning Variance  
Theodore J. Goloboski, Jr., et ux, Legal Owners  
Belfast Valley Contractors, Inc., Contract Purchaser  
Case No. 91-497-A

Dear Mr. Moore:

Enclosed please find the decision rendered in the above captioned case. The Petition for Zoning Variance has been granted, in accordance with the attached Order.

In the event the decision rendered is unfavorable to any party, please be advised that any party may file an appeal within thirty (30) days of the date of the Order to the County Board of Appeals. If you require additional information concerning filing an appeal, please feel free to contact our Appeals Clerk at 887-3391.

Very truly yours,  
*J. Robert Haines*  
J. Robert Haines  
Zoning Commissioner

JRH:mmm  
encl.  
cc: Peoples Counsel  
cc: Mr. and Mrs. Theodore J. Goloboski, Jr.



## Petition for Variance

to the Zoning Commissioner of Baltimore County

The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section 255.1, 238.2 to allow rear yard setbacks of 5 ft. and a side yard setback of 3 ft. (for existing storage bldgs) in lieu of the required 30 ft. each.

of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County; for the following reasons: (indicate hardship or practical difficulty)  
1) Due to existing driveway and entrance and layout a 50.0' rear & side setback would prevent the use of the property as a contractors storage yard.  
2) A 30.0' rear setback for the proposed 60' x 80' storage building would place building in middle of storage yard area, unreasonably making outside lot useless for storage and security purposes.

Property is to be posted and advertised as prescribed by Zoning Regulations.

I, or we, agree to pay expenses of above Variance advertising, posting, etc. upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law For Baltimore County.

Contract Purchaser/Lessee:

Belfast Valley Contractors, Inc.

(Type or Print Name)

Signature

9719 Pulaski Highway

Address

Baltimore, MD 21220

City and State

Attorney for Petitioner:

(Type or Print Name)

Signature

Address

City and State

Attorney's Telephone No.:

I/We do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition.

Legal Owner(s):

Theodore J. Goloboski, Jr.

(Type or Print Name)

Signature

Mary M. Goloboski

(Type or Print Name)

Signature

19 Bellocare Circle (301) 771-4785

Address

Sparks, MD 21152

City and State

Name, address and phone number of legal owner, contract purchaser or representative to be contacted

Theodore J. Goloboski, Jr.

Name

19 Bellocare Circle (301) 771-4785 home

Address

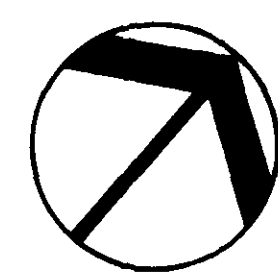
Sparks, MD 21152 (301) 391-8050 work

Address

OFFICE USE ONLY

ESTIMATED LENGTH OF HEARING - 1/2HR. - 1HR. - 1 1/2HR. - 2HR. - 3HR. - 4HR. - 5HR. - 6HR. - 7HR. - 8HR. - 9HR. - 10HR. - 11HR. - 12HR. - 13HR. - 14HR. - 15HR. - 16HR. - 17HR. - 18HR. - 19HR. - 20HR. - 21HR. - 22HR. - 23HR. - 24HR. - 25HR. - 26HR. - 27HR. - 28HR. - 29HR. - 30HR. - 31HR. - 32HR. - 33HR. - 34HR. - 35HR. - 36HR. - 37HR. - 38HR. - 39HR. - 40HR. - 41HR. - 42HR. - 43HR. - 44HR. - 45HR. - 46HR. - 47HR. - 48HR. - 49HR. - 50HR. - 51HR. - 52HR. - 53HR. - 54HR. - 55HR. - 56HR. - 57HR. - 58HR. - 59HR. - 60HR. - 61HR. - 62HR. - 63HR. - 64HR. - 65HR. - 66HR. - 67HR. - 68HR. - 69HR. - 70HR. - 71HR. - 72HR. - 73HR. - 74HR. - 75HR. - 76HR. - 77HR. - 78HR. - 79HR. - 80HR. - 81HR. - 82HR. - 83HR. - 84HR. - 85HR. - 86HR. - 87HR. - 88HR. - 89HR. - 90HR. - 91HR. - 92HR. - 93HR. - 94HR. - 95HR. - 96HR. - 97HR. - 98HR. - 99HR. - 100HR. - 101HR. - 102HR. - 103HR. - 104HR. - 105HR. - 106HR. - 107HR. - 108HR. - 109HR. - 110HR. - 111HR. - 112HR. - 113HR. - 114HR. - 115HR. - 116HR. - 117HR. - 118HR. - 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KINGS COURT SHOPPING PLAZA  
Δ 43/47

PHILADELPHIA ROAD

168'

#### SITE DATA

SITE ACREAGE:  
GROSS: 1.02 AC +/- (45,800 SF)  
NET: 0.94 AC +/- (36,571 SF)

EXISTING ZONING:  
BL-CNS  
BL

EXISTING USE: VACANT  
PROPOSED USE: AUTOMOTIVE SERVICE STATION & CONVENIENCE STORE WITH CAR WASH (MACHINE OPERATED DRIVE THRU). NO OTHER ANCILLARY USES ARE PROPOSED.

SITE AREA REQUIREMENTS:  
6 DISPENSER ISLANDS WITH 6 DISPENSERS, CAPABLE OF SERVING 12 CARS AT ONE TIME  
12 FUEL SERVICING SPACES \* 1500 SF / SPACE = 18,000 SF  
CONVENIENCE STORE = 1560 SF X 4 = 6,240 SF  
CAR WASH = 960 SF  
TOTAL SITE AREA REQUIRED = 25,200 SF  
TOTAL SITE AREA PROVIDED = 32,316 SF

SITE WIDTH REQUIREMENTS:  
MINIMUM SITE WIDTH REQUIRED ALONG MAJOR STREET = 90'  
SITE WIDTH PROVIDED = 168'

ACCESS POINTS:  
NUMBER OF ENTRANCES ON MAJOR STREET = 1  
NUMBER OF ENTRANCES ON MINOR STREET = 1

PARKING:  
REQUIRED:  
CONVENIENCE STORE - 1560 SF @ 5/1000 SF = 8 SP  
PROPOSED: (INCLUDES 1 HANDICAPPED SP) = 8 SP

#### SERVICE/STAGING SPACES:

SERVICE STATION:  
12 FUEL PUMPS \* 1 SERVICE SP + 1 STACKING SP/PUMP = 24  
TOTAL STACKING SPACES REQUIRED FOR FUEL PUMPS = 24  
TOTAL STACKING SPACES PROVIDED FOR FUEL PUMPS = 24

CAR WASH:  
NUMBER OF CARS PROCESSED DURING 1/2 HR OF OPERATION = 10  
NUMBER OF ADDITIONAL STACKING SPACES REQUIRED = 10  
TOTAL STACKING SPACES REQUIRED FOR CAR WASH = 20  
TOTAL STACKING SPACES PROVIDED FOR CAR WASH = 20

FLOOR AREA RATIO:  
MAXIMUM ALLOWED = 3.00  
PROPOSED = 2352 SF / 45,738 SF = 0.05

ADT'S:  
CONVENIENCE STORE - 1560 SF (24 HRS @ 657,000 SF) = 1,384  
SERVICE STATION - 12 PUMPS @ 133/PUMP = 1,596  
CAR WASH - 20 CARS/HR X 6 = 160  
TOTAL ADT'S = 3,140

SETBACKS:	REQUIRED	PROVIDED
CANOPY:	10' FROM R/W	59' 42'
MAIN STRUCTURE:	35' FROM CL	93' 72'
FUEL PUMP ISLAND:	60' FROM CL	129' 60'
SIGNS:	15' FROM R/W	164' 95'
	40' FROM CL	62' 52'
	6' FROM R/W	102' 82'
	31' FROM CL	46' 6'

LANDSCAPE REQUIREMENTS:  
LANDSCAPING WILL BE PROVIDED IN ACCORDANCE WITH THE BALTIMORE COUNTY LANDSCAPE MANUAL. SEE SCHEMATIC LANDSCAPE PLAN, SHEET CRG-2.

LIGHTING:  
LIGHT STANDARDS SHALL BE 8' HIGH WITHIN 80' OF RESIDENTIAL ZONE AND 10' HIGH BEYOND 80' OF RESIDENTIAL ZONE.

SIGNAGE:  
ONE PRESTANDING ILLUMINATED SIGN 200.3 SF  
3 CANOPY SIGNS, ILLUMINATED (BACK LIT)  
2 BUILDING SIGNS, ILLUMINATED (BACK LIT)  
ALL CANOPY AND BUILDING SIGNS SHALL COMPLY WITH SEC. 413 AND ALL ZONING POLICIES.

ALL STANDARD PARKING SPACES SHALL BE 8.5' X 18'. STACKING SPACES SHALL BE 8.5' X 20'. ALL PARKING, LOADING, MANEUVERING AND AISLE AREAS SHALL BE PAVED WITH A DURABLE AND DUSTLESS SURFACE OF BITUMINOUS CONCRETE AND SPACES ARE TO BE PERMANENTLY STRIPED.

CAR WASH DATA:  
CAR WASH SYSTEM SHALL BE A SLANT SYSTEM - MODEL 560 SERIES, AUTOMATIC ROLL-OVER SYSTEM OR EQUIVALENT.  
AVERAGE WASH CYCLE PER VEHICLE = 1.5 MIN.  
AVERAGE STAGING TIME PER VEHICLE = 1.5 MIN.  
TOTAL AVERAGE PROCESSING TIME PER VEHICLE = 3.0 MIN.

#### ZONING HISTORY

CASE NO. 69  
RECLASSIFICATION FROM A RESIDENTIAL USE AREA TO A COMMERCIAL USE AREA FOR SIX TOURIST CABINS.  
ORDER GRANTED MAY 27, 1940.

PLANNING CRG NO: XX-548  
PUB. SER. CRG NO: 91-073

#### LEGEND

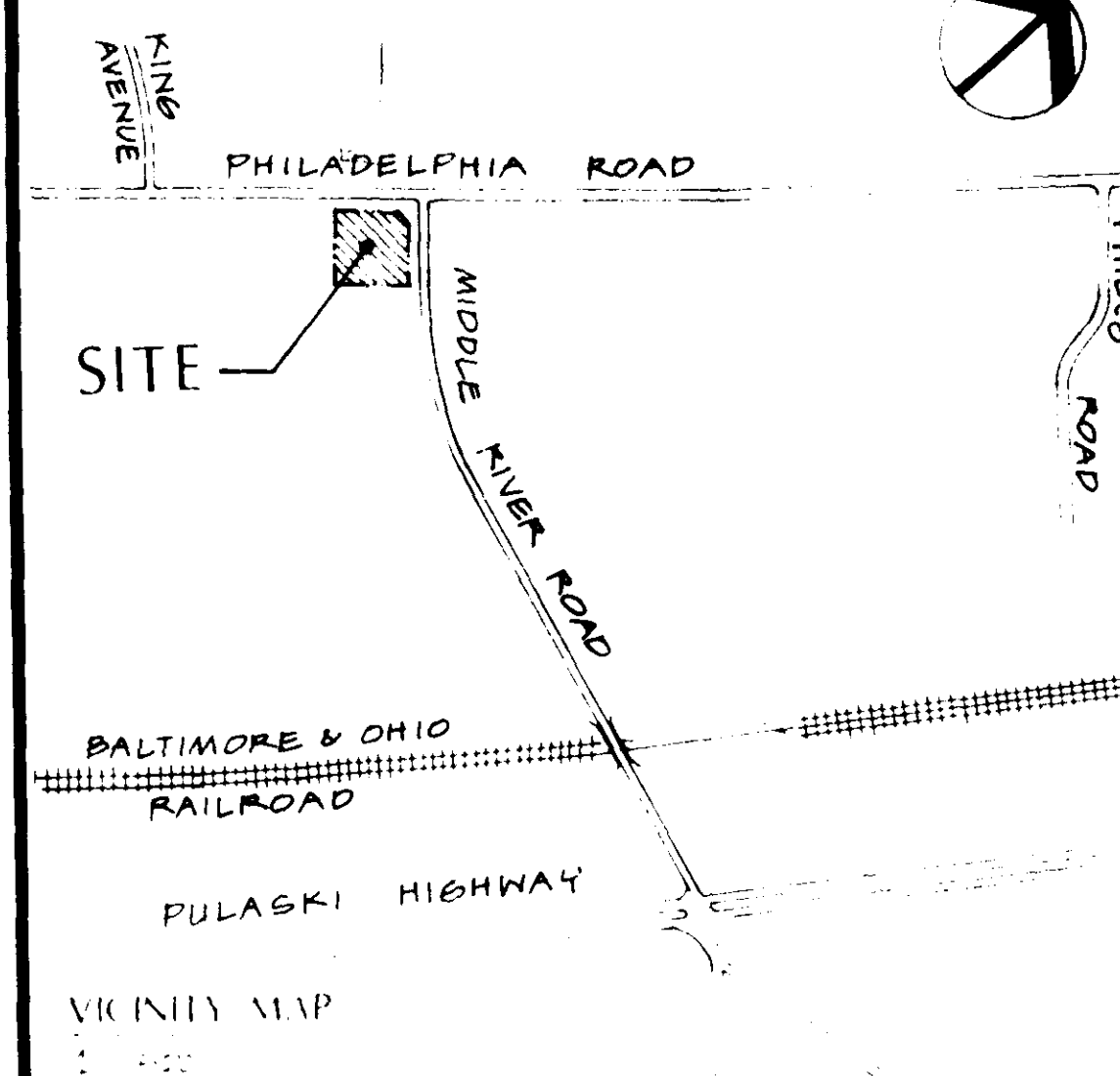
WATER SHED AREA  
EX. 1/2 STORY DWELLING

#### OWNER

STANLEY LLOYD  
200 S. MAIN ST.  
BEL AIR, MD 21014  
DEED REF 0817/430  
ACCN# 1907982390

#### DEVELOPER

AMOCO OIL COMPANY  
90 CHARLES T. BREDANOWICZ  
14520 GREEN RD  
BALDWIN, MD 21013  
(301) 592-5914



#### GENERAL NOTES

- THERE ARE NO 25% OR GREATER SLOPES ON SITE.
- SITE IS PRESENTLY PAVED WITH AN EXISTING 2 1/2 STORY BUILDING. EXISTING 2-1/2 STORY STRUCTURE, FOUNDATION AND CONCRETE PADS ON SITE ARE TO BE REMOVED. THE "OLDE PHILADELPHIA INN", MHT INVENTORY #A 2438, HAS BEEN DETERMINED TO NOT BE A HISTORICALLY SIGNIFICANT SITE.
- THERE ARE NO EXISTING WELL OR SEPTIC AREAS ON SITE. THIS DEVELOPMENT WILL BE SERVED BY PUBLIC WATER AND SEWER.
- THERE ARE NO KNOWN UNDERGROUND TANKS, CRITICAL AREAS, ARCHAEOLOGICAL SITES, ENDANGERED SPECIES HABITATS OR HAZARDOUS MATERIALS ON SITE.
- THERE ARE NO EXISTING STREAMS, BODIES OF WATER OR SPRINGS ON SITE.
- THERE ARE NO FLOODPLAINS, FLOOD AREAS OR 100 YR. RIVERINE OR TIDAL AREAS ON SITE.
- LIGHT FIXTURES TO ILLUMINATE PARKING LOT SHALL BE SO ARRANGED AS TO REFLECT THE LIGHT AWAY FROM RESIDENTIAL LOTS AND PUBLIC STREETS. LIGHT STANDARDS SHALL BE PROTECTED FROM VEHICULAR TRAFFIC BY CURBING OR LANDSCAPING.
- STORMWATER WILL BE REQUIRED ON ALL PUBLIC ROADS.
- CAR WASH WILL BE PROVIDED WITH AN OIL/GREASE SEPARATOR INLET AND WASTE OIL TANK SUBJECT TO REQUIREMENTS OF THE BALTIMORE COUNTY DEPT.
- TOPOGRAPHY AND PROPERTY LINE DATA TAKEN FROM SURVEY PREPARED BY VITTI, ROSSI & ASSOCIATES, INC., DATED SEPT. 14, 1990.
- NO OTHER ACCESSORY USES PROPOSED.
- THE PREMISES SHALL BE MAINTAINED AT ALL TIMES IN A CLEAN AND ORDERLY CONDITION AND THERE SHALL BE NO STORAGE OF DAMAGED OR INOPERATIVE VEHICLES.
- HOURS OF OPERATION SHALL BE 24 HOURS/DAY.

#### ZONING PUBLIC HEARING REQUEST

- SPECIAL EXCEPTION TO PERMIT AUTOMOTIVE SERVICE STATION (GAS & OIL) IN A BL-CNS ZONE, SECTIONS 230.13 & 405.2.B.2.
- SPECIAL EXCEPTION TO PERMIT A CAR WASH AS USE IN COMBINATION WITH A SERVICE STATION, SECTION 405.4.D.4.
- SPECIAL EXCEPTION TO PERMIT A FOOD STORE OF LESS THAN 5000 SF AS USE IN COMBINATION WITH A SERVICE STATION, SECTION 405.4.D.8.
- SPECIAL EXCEPTION TO USE A SMALL PORTION OF THE SUBJECT PROPERTY (PARCEL "A") ZONED BL AS A CAR WASH (STACKING SPACES ONLY) ACCESSORY TO THE CAR WASH USE IN COMBINATION ON THE SAME SITE.
- VARIANCE FROM SECTION 405.4.B.2 TO ALLOW AN AUTOMOTIVE SERVICE STATION WITHOUT A 10' WIDE PLANTING STRIP ALONG THE REAR PROPERTY LINE ADJUTING A RESIDENTIAL ZONE AND ADJACENT TO THE PROPOSED AND REQUIRED FENCE SCREENING.
- VARIANCE FROM SECTIONS 413.2.F.1 & 405.4.B.4 TO PERMIT ONE (1) BUSINESS SIGN OF 200.3 SF IN LIEU OF THREE (3) SIGNS OF 100 SF AS PERMITTED.

PLAT TO ACCOMPANY PETITIONS FOR  
SPECIAL EXCEPTIONS AND VARIANCES

AMOCO OIL COMPANY

9519 P. PHILADELPHIA ROAD

WATERSHED: 14  
SUBWERSHED: 14  
COUNCILMAN: DISTRICT NO 5 - CENSUS TRACT 4512  
ELECTION: DISTRICT NO 15  
BALTIMORE COUNTY, MD

#### REVISIONS:

DATE: 9/14/91

JOB NO: 125/01

DESIGNED: TJH

DRAWN: JBJ

CHECKED: TJH

DRAWING NUMBER:

ZON-1

SHEET 1 OF 2

HOFF & ANTONUCCI

200 S. MAIN ST.  
BALDWIN, MD 21013  
(301) 592-5914

P.O. Box 27401  
Towson, MD 21285-7401  
301-428-2225

SCALE: 1" = 20'

DATE: 9/14/91

JOB NO: 125/01

DESIGNED: TJH

DRAWN: JBJ

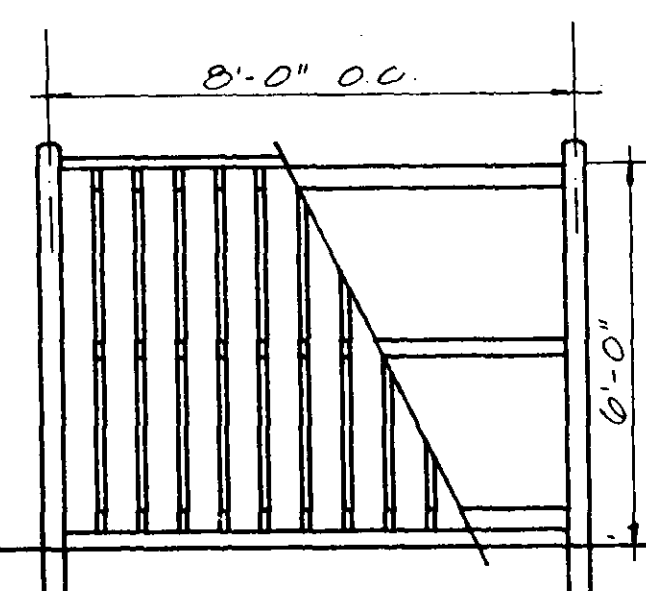
CHECKED: TJH

DRAWING NUMBER:

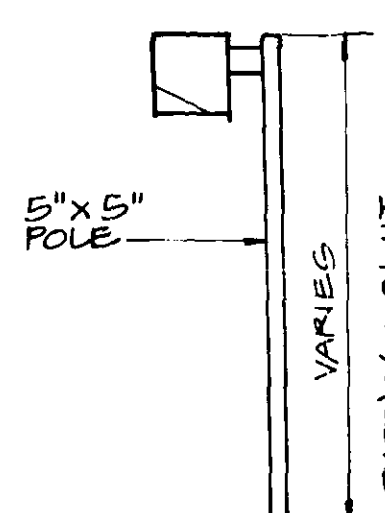
ZON-1

SHEET 1 OF 2

10  
9  
8  
7  
6  
5  
4  
3  
2  
1



WOOD SCREEN FENCE  
ELEVATION - NOT TO SCALE



LIGHTING DETAIL  
NOT TO SCALE

WALTER KYLE  
1803/151  
ACCT NO 1511970010  
1210 MIDDLE RIVER RD  
RESIDENTIAL

EX 1 STORY  
CONVENIENCE  
STORE  
Δ 51/04  
LOT 1

Baltimore County Government  
Office of Zoning Administration  
and Development Management  
Office of Planning & Zoning

111 West Chesapeake Avenue  
Towson, MD 21204

887-3353

DATE: 8/16/91

Theodore J. Goloboski, Jr., et ux  
19 Belclare Circle  
Sparks, Maryland 21152

RE:  
Case Number: 91-497-A  
SE/S Pulaski Highway, 1439' (+/-) NE Middle River Road  
9719 Pulaski Highway  
15th Election District - 6th Councilmanic  
Legal Owner(s): Theodore J. Goloboski, Jr., et ux  
Contract Purchaser/Lessee: Belfast Valley Contractors, Inc.  
HEARING: THURSDAY, AUGUST 22, 1991 at 2:15 p.m.

Dear Petitioner(s):

Please be advised that \$ 93.32 is due for advertising and posting of the above captioned property.

THIS FEE MUST BE PAID AND THE ZONING SIGN & POST SET(S) RETURNED ON THE DAY OF THE HEARING OR THE ORDER SHALL NOT ISSUE. DO NOT REMOVE THE SIGN & POST SET(S) FROM THE PROPERTY UNTIL THE DAY OF THE HEARING.

Please make your check payable to Baltimore County, Maryland, with the check and the sign & post set(s) to the Zoning Office, County Office Building, 111 W. Chesapeake Avenue, Room 113, Towson, Maryland fifteen (15) minutes before your hearing is scheduled to begin.

ZONING COMMISSIONER  
BALTIMORE COUNTY, MARYLAND

Belfast Valley Contractors, Inc.

Baltimore County Government  
Office of Zoning Administration  
and Development Management  
Office of Planning & Zoning

111 West Chesapeake Avenue  
Towson, MD 21204

887-3353

COPY

JUNE 27, 1991

NOTICE OF HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County will hold a public hearing on the property identified herein in Room 106 of the County Office Building, located at 111 W. Chesapeake Avenue in Towson, Maryland 21204 as follows:

Case Number: 91-497-A  
SE/S Pulaski Highway, 1439' (+/-) NE Middle River Road  
9719 Pulaski Highway  
15th Election District - 6th Councilmanic  
Legal Owner(s): Theodore J. Goloboski, Jr., et ux  
Contract Purchaser/Lessee: Belfast Valley Contractors, Inc.  
HEARING: THURSDAY, AUGUST 22, 1991 at 2:15 p.m.

Variance to allow rear yard setbacks of 5 ft. and a side yard setback of 3 ft. (for existing storage buildings) in lieu of the required 30 ft. each.

Zoning Commissioner of  
Baltimore County

cc: Theodore J. Goloboski, Jr.  
Belfast Valley Contractors, Inc.

Baltimore County Government  
Office of Zoning Administration  
and Development Management  
Office of Planning & Zoning

111 West Chesapeake Avenue  
Towson, MD 21204

887-3353

July 23, 1991

Mr. & Mrs. Theodore J. Goloboski, Jr.  
19 Belclare Circle  
Sparks, MD 21152

RE: Item No. 486, Case No. 91-497-A  
Petitioner: Theodore J. Goloboski, Jr.  
Petition for Variance

Dear Mr. & Mrs. Goloboski:

The Zoning Plans Advisory Committee has reviewed the plans submitted with the above referenced petition. The following comments are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties are made aware of plans or problems with regard to the development plans that may have a bearing on this case. Director of Planning may file a written report with the Zoning Commissioner with recommendations as to the suitability of the requested zoning.

Enclosed are all comments submitted from the members of the Committee at this time that offer or request information on your petition. If similar comments from the remaining members are received, I will forward them to you. Otherwise, any comment that is not informative will be placed in the hearing file. This petition was accepted for filing on the date of the enclosed filing certificate and a hearing scheduled accordingly.

IT WOULD BE APPRECIATED IF YOU WOULD RETURN YOUR WRITTEN COMMENTS TO MY OFFICE, ATTENTION JULIE MINIARSKI. IF YOU HAVE ANY QUESTIONS REGARDING THIS, PLEASE CONTACT HER AT 887-3391.

Very truly yours,

*James E. Hynes*  
Chairman  
Zoning Plans Advisory Committee

JED:jw

Enclosures

cc: Belfast Valley Contractors, Inc.  
9719 Pulaski Highway  
Baltimore, MD 21220

Baltimore County Government  
Office of Zoning Administration  
and Development Management  
Office of Planning & Zoning

111 West Chesapeake Avenue  
Towson, MD 21204

887-3353

Your petition has been received and accepted for filing this 26th day of June, 1991.

*Arnold Jablon*  
ARNOLD JABLON  
DIRECTOR

Received by:

*James E. Hynes*  
Chairman,  
Zoning Plans Advisory Committee

Petitioner: Theodore J. Goloboski, Jr.

Petitioner's Attorney:

BUREAU OF TRAFFIC ENGINEERING  
DEPARTMENT OF PUBLIC WORKS  
BALTIMORE COUNTY, MARYLAND

DATE: July 17, 1991

TO: Mr. J. Robert Haines  
Zoning Commissioner

FROM: Rahee J. Famill

SUBJECT: Z.A.C. Comments

Z.A.C. MEETING DATE: June 25, 1991

This office has no comments for items number 463, 464, 465, 471, 478, 480, 481, 483, 484, 485, 486, 487, 488 and 489.

*Rahee J. Famill*  
Rahee J. Famill  
Traffic Engineer II

RJF/lvd

BALTIMORE COUNTY, MARYLAND  
DEPARTMENT OF ENVIRONMENTAL PROTECTION AND RESOURCE MANAGEMENT  
INTER-OFFICE CORRESPONDENCE

June 25, 1991

TO: Zoning Commissioner  
Office of Planning and Zoning

FROM: DIVISION OF GROUND WATER MANAGEMENT

SUBJECT: Zoning Item #486, Zoning Advisory Committee Meeting of June 25, 1991, Theodore J. Goloboski, Jr., et ux, Contract Purchaser/Lessee: Belfast Valley Contractors, Inc., SE/S Pulaski Highway, 1439' (+/-) NE Middle River Road (#9719 Pulaski Highway), D-15, Public Water and Sewer

COMMENTS ARE AS FOLLOWS:

If lubrication work and oil changes are performed at this location, the method providing for the elimination of waste oil must be in accordance with the State Department of the Environment.

Prior to razing of existing structure(s), petitioner must contact the Division of Waste Management at 887-3745, regarding removal and/or disposal of potentially hazardous materials and solid wastes. Petitioner must contact the Bureau of Air Quality Management regarding removal of asbestos, 887-3775.

SSF:rmp  
4862NG/GWRMK

RECEIVED  
JUN 27 1991

ZONING OFFICE

Baltimore County Government  
Fire Department

700 East Joppa Road Suite 901  
Towson, MD 21204-5500

JUNE 21, 1991

(301) 887-4500

J. Robert Haines  
Zoning Commissioner  
Office of Planning and Zoning  
Baltimore County Office Building  
Towson, MD 21204

RE: Property Owner: BELFAST VALLEY CONTRACTORS, INC.

Location: #9719 PULASKI HIGHWAY

Item No.: 486 Zoning Agenda: JUNE 25, 1991

Gentlemen:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below are applicable and required to be corrected or incorporated into the final plans for the property.

5. The buildings and structures existing or proposed on the site shall comply with all applicable requirements of the National Fire Protection Association Standard No. 101 "Life Safety Code", 1988 edition prior to occupancy.

REVIEWER: *Carl Jones* Noted and Approved *Carl Jones*  
Planning Group Fire Prevention Bureau  
Special Inspection Division

JK/REK

BALTIMORE COUNTY, MARYLAND  
INTER-OFFICE CORRESPONDENCE

TO: Zoning Advisory Committee DATE: July 9, 1991

FROM: Robert W. Bowling, P.E.

RE: Zoning Advisory Committee Meeting for June 25, 1991

The Developers Engineering Division has reviewed the subject zoning items and we have no comments for Items 463, 464, 465, 471, 478, 480, 484, 485, 487, 488, 489.

For Items 476 and 490, the previous County Review Group Meeting Comments still apply.

For Items 481, 482 and 486, County Review Group Meetings may be required.

For Item 481, Cockeysville Road is an existing road, and no further improvements are required at this time.

In addition, entrances shall be a minimum of 24 feet and a maximum of 35 feet wide. Depressed curb is to be used with no curb returns to the property line.

Also, prior to removal of any existing curb for entrances, the Developer shall obtain a permit from the Bureau of Public Services (887-3321).

For Item 482, Hammonds Ferry Road and Second Avenue are existing roads, and no further improvements are requested at this time.

However, prior to removal of any existing curb for entrances, the Developer shall obtain a permit from the Bureau of Public Services (887-3321).

For Item 486, Pulaski Highway (U.S. Route 40) is a State Road and any improvements, including entrances, are subject to requirements and approval of the State Highway Administration.



BALTIMORE COUNTY, MARYLAND  
INTER-OFFICE CORRESPONDENCE

TO: Arnold Jablon, Director  
Zoning Administration and  
Development Management

DATE: August 6, 1991

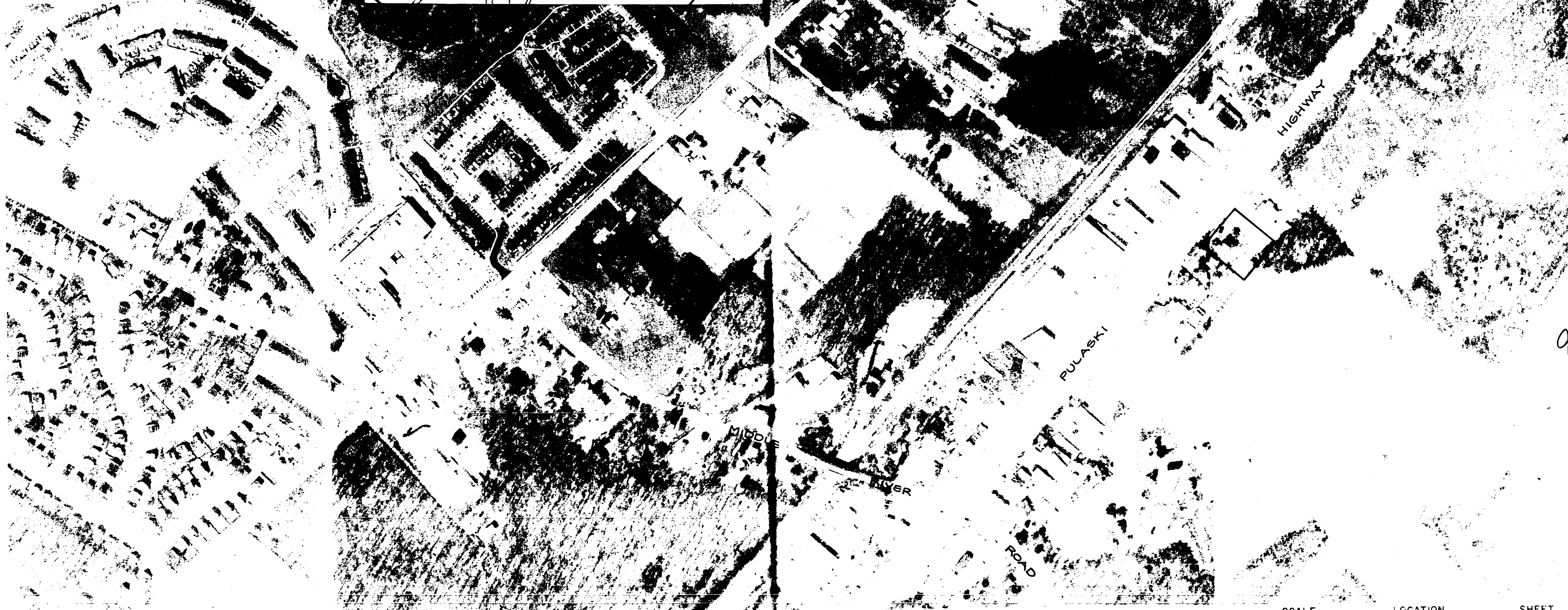
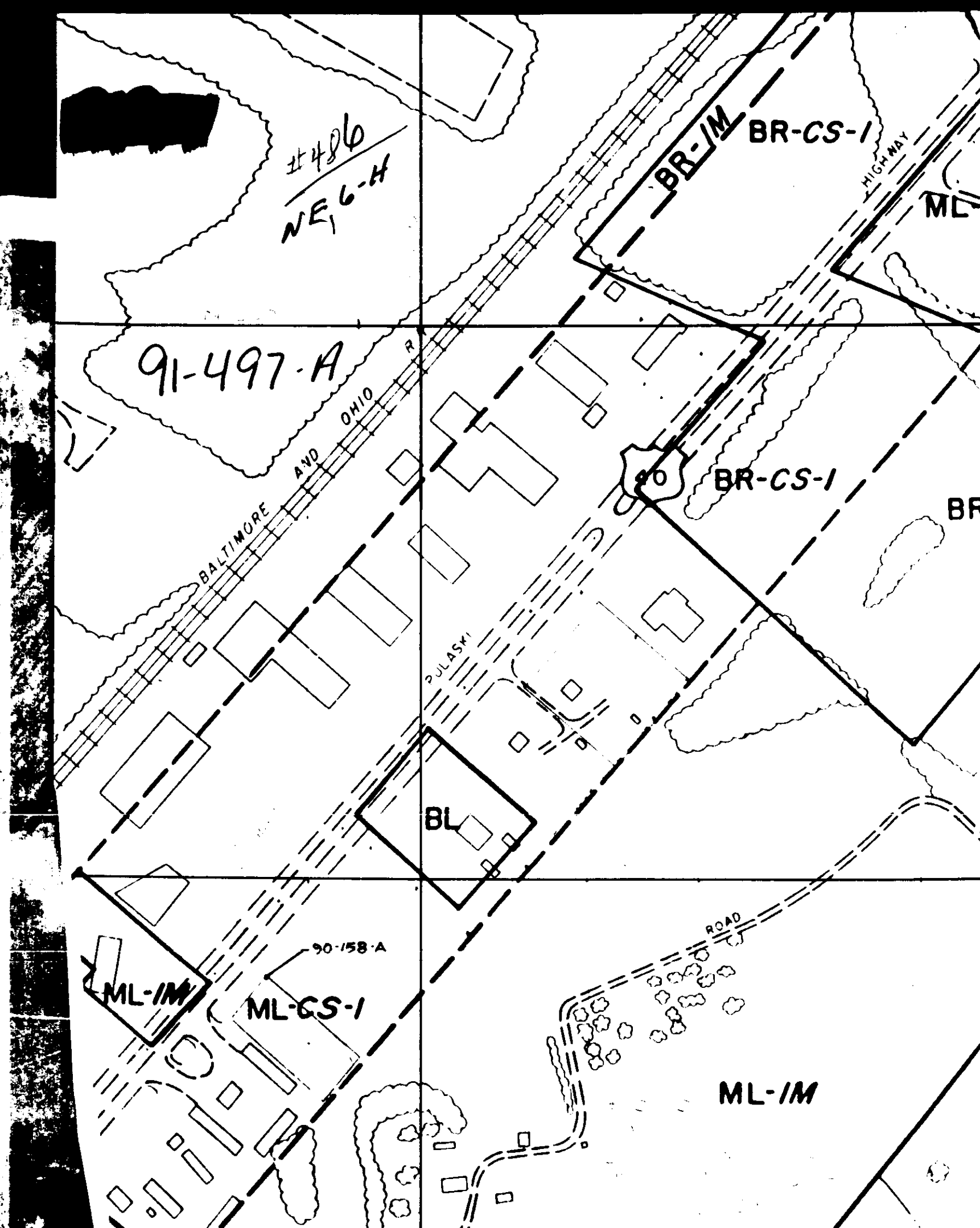
FROM: Pat Keller, Deputy Director  
Office of Planning and Zoning

SUBJECT: Theodore J. Goloboski, Jr., Item No. 486

Due to the fact that side yard variance pertains to an existing condition and the rear setback will not negatively impact the existing, adjacent warehouse and parking area land use, staff does support the applicant's request conditioned upon the filing of a landscape plan. The plan shall be submitted to the Baltimore County landscape planner for approval by the deputy director of the Office of Planning and Zoning. Subsequent to final approval, a copy of the plan shall be forwarded to the Zoning Office and maintained in the official file. Said plan shall include the provision of street trees along Pulaski Highway.

If there should be any further questions or if this office can provide additional information, please contact Jeffrey Long in the Office of Planning at 887-3211.

PK/JL/cmm  
ITEM486/ZAC1

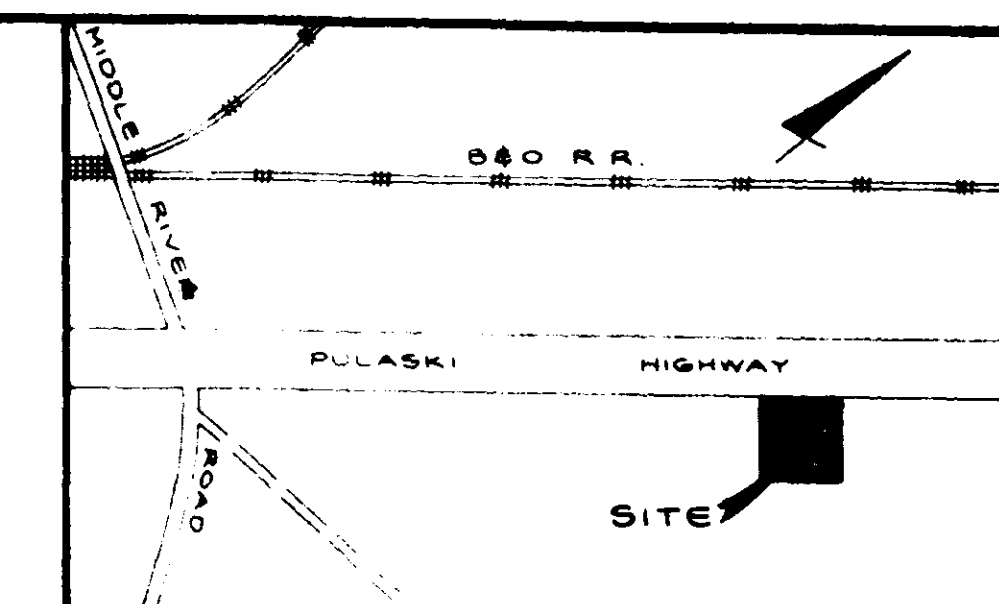
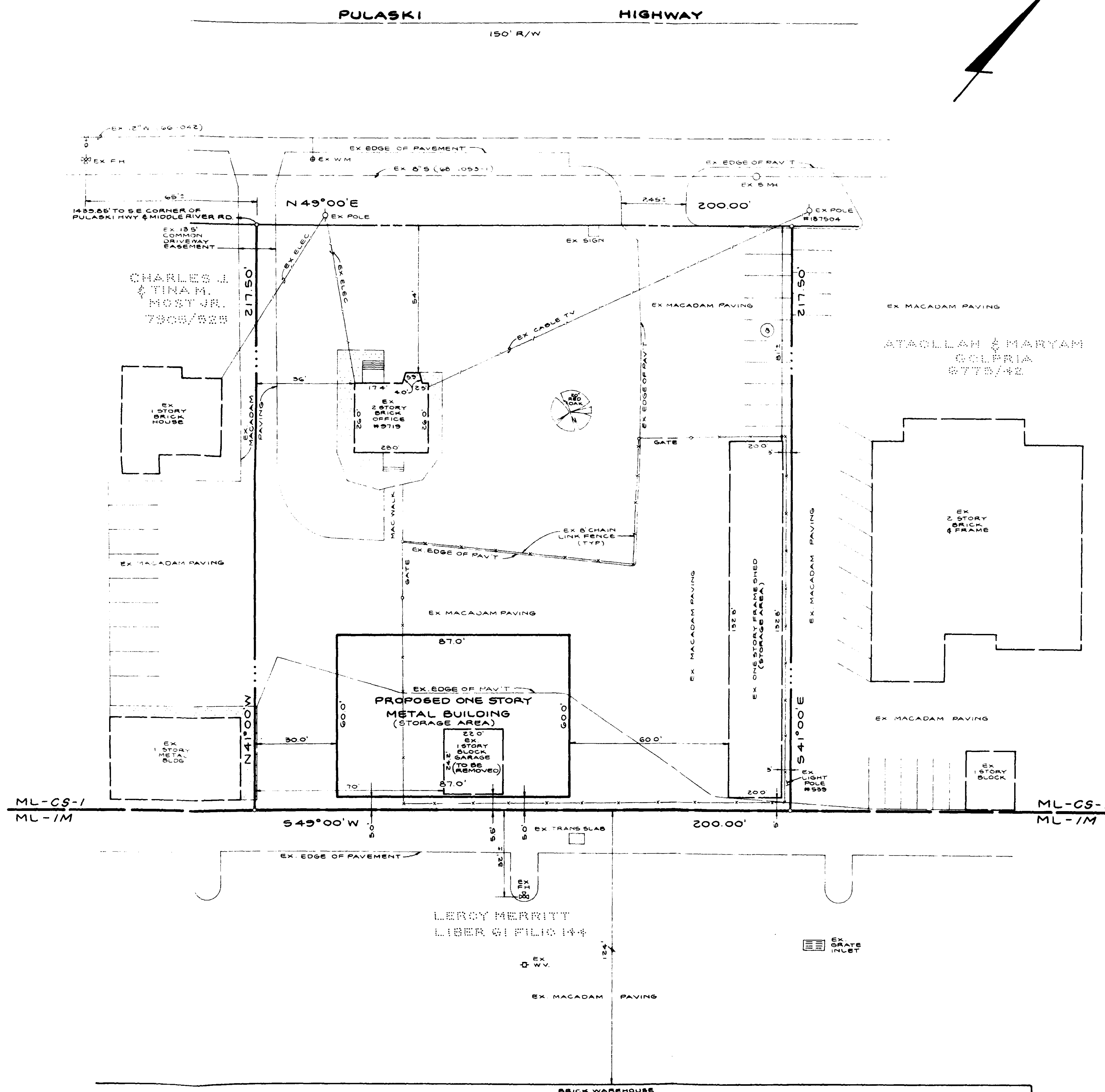


91-497-A  
#486

BALTIMORE COUNTY  
OFFICE OF PLANNING AND ZONING  
PHOTOGRAPHIC MAP

SCALE 1" = 200' ±	LOCATION POPLAR	SHEET N.E. 6-H
DATE OF PHOTOGRAPHY JANUARY 1986		





VICINITY MAP  
SCALE 1" = 500'

**SITE DATA**

BALTO CO COUNCIL DISTRICT 6  
PRESENT ZONING ML-CS-1  
EXISTING USE GENERAL OFFICE AND CONSTRUCTION STORAGE  
LOT AREA 43500 SF  
BUILDING AREA OFFICE - 1504 SF, STORAGE BLDGS - 7876 SF  
TOTAL 9380 SF  
FLOOR AREA RATIO CALC 21.6%  
PARKING OFFICE - 3 SPACES, 1500 SF, 1504 SF = 5 SPACES  
STORAGE BLDGS - 1 SPACE / 2 EMPLOYEES,  
2 EMPLOYEES = 1 SPACE  
REQUIRED = 6 SPACES, PROVIDED = 8 SPACES  
MAP 82 GRID 22  
PARCEL 616  
DEED REF 8703/823  
PROPERTY NO 1513207060  
OWNERS THEODORE J & MARY M GOLOBOSKI, JR.

**PETITIONER'S  
EXHIBIT 1**

TO ALLOW REAR YARD SETBACKS OF 5 FEET AND A SIDE  
SETBACK OF 5 FEET (FOR EXISTING STORAGE BUILDINGS)  
IN LIEU OF THE REQUIRED 30 FEET EACH. (SEC 265.1 & 265.2)

**91-497-A**

486

REVISIONS	
NO	DESCRIPTION

**SPELLMAN, LARSON & ASSOCIATES, INC.**  
CIVIL ENGINEERS AND LAND SURVEYORS  
SUITE 107, JEFFERSON BLDG, TOWSON, MD, 21204  
PHONE 823-3535

PREPARED FOR:  
**BELFAST VALLEY CONTRACTORS**  
9719 PULASKI HIGHWAY  
BALTO, MD 21220  
ATTN: MR. ROBERT MOORE PH 301-591-8050

PLAT TO ACCOMPANY PETITION FOR  
ZONING VARIANCE  
**9719 PULASKI HIGHWAY**

15<sup>TH</sup> ELECTION DISTRICT BALTO. CO, MD

SCALE: 1" = 20' DES. BY: N/A  
DATE: 5-16-91 DRN BY: W.D.G. SHT. 1 OF 1



IN THE MATTER OF THE APPLICATION \* ON REMAND FROM THE  
OF AMOCO OIL COMPANY FOR A \*  
SPECIAL EXCEPTION AND VARIANCE \* CIRCUIT COURT  
ON PROPERTY LOCATED ON THE \*  
SOUTHEAST CORNER OF PHILADELPHIA \* FOR  
ROAD AND MIDDLE RIVER ROAD \* BALTIMORE COUNTY  
(9519 PHILADELPHIA ROAD) \*  
15TH ELECTION DISTRICT \* CG Doc. No. 24  
5TH COUNCILMANIC DISTRICT \*  
LAWRENCE W. CLOW, PLAINTIFF \* Folio No. 252  
\* File No. 92-CV-5341

ZONING CASE NO. 91-498-XA \*  
\* \* \* \* \*  
CLARIFICATION OF SUPPLEMENTAL OPINION PURSUANT TO REMAND ORDER  
OF THE CIRCUIT COURT DATED APRIL 12, 1993

On July 22, 1993, this Board issued its Supplemental Opinion Pursuant to Remand Order of the Circuit Court. The Board is now in receipt of a request for clarification from Counsel for Petitioner by letter dated July 30, 1993. In response to that request, clarification is provided by way of the following Amended Order.

ORDER

ACCORDINGLY, IT IS this 20<sup>th</sup> day of August, 1993 by the County Board of Appeals of Baltimore County ORDERED that the variance requested by the Petitioner, regarding the two conflicting sections of the Baltimore County Zoning Regulations requiring a 10-foot planting strip when a service station abuts residential property be and is hereby GRANTED, and the 6-foot fence is to be erected on the southerly property line with a 10-foot planting strip on the Amoco side of the fence; and the screening abutting the carwash may be reduced to 6 feet if the carwash building is not located on the property line, all in accordance with Petitioner's Exhibit 2.

COUNTY BOARD OF APPEALS  
OF BALTIMORE COUNTY

*William T. Hackett*  
William T. Hackett, Chairman

*S. Diane Levero*  
S. Diane Levero

*Michael B. Sauer*  
Michael B. Sauer

IN THE MATTER OF THE APPLICATION \* ON REMAND FROM THE  
OF AMOCO OIL COMPANY FOR A \*  
SPECIAL EXCEPTION AND VARIANCE \* CIRCUIT COURT  
ON PROPERTY LOCATED ON THE \*  
SOUTHEAST CORNER OF PHILADELPHIA \* FOR  
ROAD AND MIDDLE RIVER ROAD \* BALTIMORE COUNTY  
(9519 PHILADELPHIA ROAD) \*  
15TH ELECTION DISTRICT \* CG Doc. No. 24  
5TH COUNCILMANIC DISTRICT \*  
LAWRENCE W. CLOW, PLAINTIFF \* Folio No. 252  
\* File No. 92-CV-5341

ZONING CASE NO. 91-498-XA \*  
\* \* \* \* \*  
SUPPLEMENTAL OPINION PURSUANT TO REMAND ORDER  
OF THE CIRCUIT COURT DATED APRIL 12, 1993

This case comes before this Board on a Remand Order from the Circuit Court for Baltimore County specifically designating that the Board's Opinion and Order address the variances associated with this case.

The first variance seeks relief in the area of the sign which contains 200.3 sq. ft. in lieu of three separate signs of 100 sq. ft. as permitted. Testimony from Charles Bogdanowicz was to the effect that the sign as requested is a standard Amoco sign in use in all their modern gas-and-go stations. He further testified that the State requires that all their gasoline product pricing be displayed on the sign. The Board is therefore of the opinion that to require anything other than the standard sign in use in all their stations would be an unreasonable hardship, and therefore the variance to permit this sign properly installed with proper setbacks should be granted.

The second variance concerns the requirement that a 10-foot setback be provided between the fence and the internal area of the property. Zoning regulations require that a 6-foot board-on-board fence be installed on the property line to screen the station from

Case No. 91-498-XA /92-CV-5341 Amoco Oil Company /On Remand 2  
the abutting properties. Testimony from Thomas Hoff, a landscape expert, was to the effect that if this variance was denied traffic flow would be impeded. He further stated that the proposed plantings testified to in this case were in excess of those required under Baltimore County regulations. From this testimony, the Board is convinced that the 10-foot setback be reduced to 5 feet on the western property line and reduced to 6 feet abutting the proposed carwash, and therefore this variance should be granted, and will so order. Accordingly, the Opinion and Order of the Board dated May 7, 1992 is supplemented as follows.

ORDER

ACCORDINGLY, IT IS this 20<sup>th</sup> day of July, 1993 by the County Board of Appeals of Baltimore County

ORDERED that the Opinion and Order of the Board dated May 7, 1992 be and is hereby SUPPLEMENTED as follows; and it is

THEREFORE ORDERED that the requested variance for a sign which contains 200.3 sq. ft. in lieu of three separate signs of 100 sq. ft. as permitted be and is hereby GRANTED; and it is further

ORDERED that the requested variances for a 5-foot setback on the western property line and a 6-foot setback abutting the proposed carwash, as shown on Petitioner's Exhibit 2, be and are hereby GRANTED.

Any appeal from this decision must be made in accordance with Rules B-1 through B-13 of the Maryland Rules of Procedure.

COUNTY BOARD OF APPEALS  
OF BALTIMORE COUNTY

*William T. Hackett*  
William T. Hackett, Chairman

*S. Diane Levero*  
S. Diane Levero

*Michael B. Sauer*  
Michael B. Sauer

4/12/93 -AFFIRMED CRA to special exception;  
REVERSED and REMANDED as to variance request  
findings consistent "with this opinion." (Judge A. L. Brennan, Sr.)

COUNTY BOARD OF APPEALS  
93 APR 12 PM 3:04 \*  
Lawrence W. Clow \* In the  
People's Counsel \* Circuit Court  
Appellants \* for  
V. \* Baltimore County  
Amoco Oil Company \* Case No. 92 CV 5341  
Appellee \* #91-498-XA  
\* \* \* \* \*

OPINION AND ORDER  
OPINION

This case is before this Court on appeals by both Lawrence W. Clow and the People's Counsel of the decision of the County Board of Appeals, which reversed the decision of the Zoning Commissioner.

Petitioner Amoco Oil, petitioned for special exceptions for an automotive service station, which included a convenience store and self service car wash, in a commercial zone located at the southeast corner of Philadelphia and Middle River Roads in Baltimore County, Maryland. Petitioner also sought two (2) variances: one for additional footage for its sign, and one for relief from the requirement of a ten (10) foot wide planting strip on the rear of the property line abutting a residential zone. The Zoning Commissioner denied the requested special exceptions, which rendered the variance requests moot.

Amoco Oil appealed this decision to the County Board of Appeals, which heard the case de novo. After hearing all the testimony, the Board rendered its opinion and order, which reversed the decision of the Zoning Commissioner, in that it:

- 1) Granted the special exceptions to allow the service station with the accompanying convenience store and car wash; and
- 2) Granted the variances for the planting strip and sign.

Lawrence Clow and the People's Counsel appealed the Board's decision to this Court. This Court must now decide:

- 1) Whether the County Board of Appeals erred in failing to make proper findings;
- 2) Whether the County Board of Appeals erred in failing to consider the Master Plan?
- 3) Whether the County Board of Appeals' decision was arbitrary and capricious in that it was not supported by the evidence?
- 4) Whether the County Board of Appeals erred in failing to follow regulatory requirements to determine reasonable public need?
- 5) Whether the County Board of Appeals' decision was based on an error of law in construing the standard for the granting of the special exceptions?
- 6) Whether the County Board of Appeals erred in failing to apply the legal requirements to qualify for a variance?

As to issue number one, the Board stated, "From the testimony and evidence, the Board will find as a fact that all the requirements of Section 502.1 of the BCZR have been met, and that Sections 230.13 and 405 have also been complied with." This meant that the Board found that each and every part of §§ 502.1, 230.13 and 405 of the Baltimore County Zoning Regulations have been met. This statement by

the Board satisfies this Court that in all aspects, the Board met its obligation in addressing the issues as to the special exception requested.

As to the second issue, the Board did not err in failing to consider the Master Plan. As both the People's Counsel and Amoco Oil point out, the Master Plan is not mandatory, but instead is only advisory. *People's Counsel v. Webster*, 65 Md. App. 694, 701-3 (1986). Furthermore, when the board took the Master Plan under advisement, it was not required to specifically discuss it in its opinion; instead, it was just one of many factors for the board to consider and weigh in making its decision.

The next argument that the appellants make is that the Board's decision was not supported by the evidence. This is incorrect. L. Rodney Compton, testifying for Amoco Oil, stated that there were no service stations on Route 7 from Golden Ring Road to the Harford County Line, a distance of over ten (10) miles. Furthermore, Dennis Wirtz, a senior planner from the Baltimore County Planning Office stated on cross examination that there were no service stations within the corridor study area, which encompassed approximately four and a half (4.5) miles of Philadelphia Road.

In addition to being substantial evidence from which the Board could grant the special exceptions, this was also evidence of reasonable public need, because there were no service stations on Philadelphia Road for this ten (10) mile span, and thus, both commuters and residents had to detour to Pulaski Highway to obtain the very automobile services that petitioner is proposing to offer. Furthermore, Mr. Compton testified that over 30,000 cars passed by

the proposed site daily. Thus, the area is heavily travelled and automotive services are likely to be needed by the public in this immediate area.

As to appellants' arguments that the Board's decision was based on an error because it compared the past use of the property to the proposed future use, this is over exaggerated. The Board did not in any great length compare these two uses. Instead, the Board simply noted that as a tavern, there were complaints about the patrons' behavior and noise, debris, and parking problems that would not be present if the property was used for the proposed service station. This was not meant as the Board's basis for its decision, but instead was a side comment.

As to the last issue concerning the variances, the Board states in its opinion upon review of the evidence before it, that Charles Bogdanowicz, Amoco Oil's project manager and engineer, testified that "the variance requested for the 200.3 square foot sign was a standard Amoco sign and that it needed this much area to be in conformity with the pricing requirements under State regulations." Opinion, p.2.

The Board further states in its opinion that Thomas Hoff, a landscape expert who did a feasibility study of the site, testified that "the zoning manual on gas stations requires that a six (6) foot ornamental Board-on-Board fence be erected on the property line to screen adjacent areas." Opinion, p.2.

The board then concludes, "In conjunction with the granting of the special exceptions for the gas and go service station, the variances required in order to obtain a conformity to Petitioner's Exhibit No. 1 will also be granted." However, the Board failed to

make any findings of fact of any sort as relating to the requested variances. Then at the end of the findings as to the special exceptions, the Board just tacks it on as if the granting of one means the granting of all. This is an error on behalf of the Board that must be corrected.

Thus, this case will be affirmed as to the County Board of Appeals' decision on the special exceptions, and reversed and remanded on the variance issues, in order that the Board can make specific findings of fact to support its conclusion.

ORDER

It is this 12<sup>th</sup> day of April, 1993, hereby ORDERED that the decision of the County Board of Appeals be AFFIRMED as to the special exception and REVERSED and REMANDED as to the variance request, for findings consistent with this opinion.

*Alfred L. Brennan, Sr.*  
Alfred L. Brennan, Sr.

cc: Anthony DiPaula  
Michael Tanczyn  
Peter Zimmerman



BALTIMORE COUNTY, MARYLAND  
INTER-OFFICE CORRESPONDENCE

TO: Arnold Jablon, Director  
Zoning Administration &  
Development Management

DATE: October 5, 1993

FROM: Charlotte E. Radcliffe  
County Board of Appeals

SUBJECT: Closed File: Case No. 91-498-XA  
AMOCO OIL COMPANY - Petitioner  
District 15C5

As no further action has been taken since the August 20, 1993 Clarification of Supplemental Opinion Pursuant to Remand Order of the Circuit Court from the County Board of Appeals regarding the subject matter, we have closed the Board's file and are returning same to you herewith. The original file and exhibits remain in the upper courts for your information.

Attachment

cc: Donald T. Rascoe /ZADM  
Michael Moran, Assoc. County Attorney

BALTIMORE COUNTY, MARYLAND

SUBJECT: COUNTY REVIEW GROUP COMMENTS CRG DATE: 4/22/93  
FROM: ZONING OFFICE PRE-CRG DATE: 4/12/93

PROJECT NAME: Amoco Oil Company  
9519 Philadelphia Road

PLAN DATE: 8/3/92  
REV.: REV.:

LOCATION: SEC Philadelphia Road  
and Middle River Road

DISTRICT: 15C5  
PROPOSAL: New Service Station with  
Convenience Store and  
Car Wash Uses in Combination

REVISED PLAN KEY:  
(X) COMPLIANCE WITH COMMENT CHECKED  
(O) NON-COMPLIANCE IS CIRCLED  
(BA) BE ADVISED (NOT NECESSARY FOR CRG  
APPROVAL, BUT MUST BE ADDRESSED  
PRIOR TO FINAL ZONING APPROVAL)  
ADDITIONAL COMMENTS ADDED LAST BY PLAN DATE

This site was the subject of Zoning Case #91-498-XA. The special exception was denied and variances dismissed by the Zoning Commissioner and subsequently granted by the Board of Appeals on May 7, 1992. The case is now under appeal to the Circuit Court. This plan agrees with the zoning public hearing plan as filed with this case; therefore, final zoning approval is subject to the outcome of the zoning public hearing and agreement of the zoning public hearing and CRG plans. Document the complete zoning history on the plan including date, what was granted or denied and listing and showing compliance with any restrictions. All parking spaces must be scaled and dimensioned at 20 feet in length as shown on original plans submitted for hearing.

Final zoning approval is contingent first, upon all plan comments being addressed on the CRG plan; and secondly, upon the final resolution of all comments, the outcome of the requested zoning hearings and finally, a zoning permit review and corresponding plan.

JOHN A. LEWIS  
Planner II

JLL:scj

cc: #91-498-XA

MICROFILMED

111 West Chesapeake Avenue  
Towson, MD 21204

Baltimore County Government  
Office of Zoning Administration  
and Development Management  
Office of Planning & Zoning



887-3353

October 21, 1991

Baltimore County Board of Appeals  
County Office Building, Room 315  
Towson, Maryland 21204

RE: Petition for Special Exception and Zoning Variance  
SEC Philadelphia Road and Middle River Road  
(9519 Philadelphia Road)  
15th Election District, 5th Councilmanic District  
Stanley Lloyd, Legal Owner  
AMOCO OIL COMPANY, Long Term Lessee - Petitioner  
Case No. 91-498-XA

Dear Board:

Please be advised that an appeal of the above-referenced case was filed in this office on October 11, 1991 by Anthony J. DiPaula, Attorney on behalf of the Petitioners. All materials relative to the case are being forwarded herewith.

Please notify all parties to the case of the date and time of the appeal hearing when it has been scheduled. If you have any questions concerning this matter, please do not hesitate to contact this office.

Very truly yours,

*Anthony J. DiPaula*  
Anthony J. DiPaula  
Zoning Commissioner

LES:cer

Enclosures

cc: Charles T. Bogdanowicz - Amoco Oil Company  
14520 Green Road, Baldwin, Maryland 21013

Anthony J. DiPaula, Esquire - Covahey & Boozer, P.A.  
614 Bosley Avenue, Towson, Maryland 21204

Stanley Lloyd, 200 South Main Street, Bel Air, MD 21014

MICROFILMED

APPEAL

Petition for Special Exception and Zoning Variance  
SE/C Philadelphia Road and Middle River Road  
(9519 Philadelphia Road)  
15th Election District - 5th Councilmanic District  
AMOCO OIL COMPANY - Petitioner  
Case No. 91-498-XA

Petition(s) for Special Exception and Zoning Variance

Description of Property

Certificate of Posting

Certificate of Publication

Entry of Appearance of People's Counsel (None submitted)

Zoning Plans Advisory Committee Comments

Director of Planning & Zoning Comments (Included with ZAC Comments)

Petitioner's Exhibits: 1. & 2. Plat to accompany petition

3. Schematic Landscape Plan

4. Sign Detail

Zoning Commissioner's Order dated September 13, 1991 (Denied in part;  
Dismissed in part)

Notice of Appeal received October 11, 1991 from Anthony J. DiPaula,  
Attorney on behalf of the Petitioners

cc: Charles T. Bogdanowicz - Amoco Oil Company  
14520 Green Road, Baldwin, Maryland 21013

Anthony J. DiPaula, Esquire - Covahey & Boozer, P.A.  
614 Bosley Avenue, Towson, Maryland 21204

Stanley Lloyd, 200 South Main Street, Bel Air, MD 21014

Thomas J. Hoff, 1717 York Road, Suite 1B, Lutherville, MD 21093

Nicholas Commodari, 3410 Woodstock Avenue, Balto., MD 21213

L. Rodney Compton, 12228 Fawnhaven Court, Ellicott City, MD 21043

Gloria J. Turner, 9226 Ravenwood Road, Balto., MD 21237

Lawrence & Kathryn Clow, 1210 Middle River Road, Balto., MD 21220

Jan Walter, 1202 Middle River Road, Balto., MD 21220

Hunter E. Bush, 9223 Ravenwood Road, Balto., MD 21237

Marie Simoes, 1314 Spotswood Road, Balto., MD 21237

Ed Kormanis, 9601 Philadelphia Road, Balto., MD 21237

Chad Kormanis, 1218 Jenny Road, Balto., MD 21014

MICROFILMED

Appeal Checklist - Case No. 91-498-XA  
AMOCO OIL COMPANY - Petitioner  
October 21, 1991  
Page 2

People's Counsel of Baltimore County  
Rm. 304, County Office Bldg., Towson, Md. 21204

Request Notification: P. David Fields, Director of Planning & Zoning  
Patrick Keller, Office of Planning & Zoning  
Lawrence E. Schmidt, Zoning Commissioner  
Timothy M. Kotroco, Deputy Zoning Commissioner  
James E. Dyer, Zoning Supervisor  
W. Carl Richards, Jr., Zoning Coordinator  
Docket Clerk  
Arnold Jablon, Director of Zoning Administration  
and Development Management  
Public Services



County Board of Appeals of Baltimore County

COUNTY OFFICE BUILDING, ROOM 315  
111 W. CHESAPEAKE AVENUE  
TOWSON, MARYLAND 21204  
Room 48, Old Courthouse  
400 Washington Avenue  
(301) 887-3180  
January 14, 1992

NOTICE OF ASSIGNMENT  
NO POSTPONEMENTS WILL BE GRANTED WITHOUT GOOD AND  
SUFFICIENT REASONS. REQUESTS FOR POSTPONEMENTS MUST BE  
IN WRITING AND IN STRICT COMPLIANCE WITH RULE 2(b). NO  
POSTPONEMENTS WILL BE GRANTED WITHIN FIFTEEN (15) DAYS OF  
SCHEDULED HEARING DATE UNLESS IN FULL COMPLIANCE WITH  
RULE 2(c), COUNTY COUNCIL BILL NO. 59-79.

CASE NO. 91-498-XA  
AMOCO OIL COMPANY  
SE/cor Philadelphia Road and  
Middle River Road (9519  
Philadelphia Road)  
15th Election District;  
5th Councilmanic District  
SE-Gas-N-Go; food store; carwash;  
VAR-no 10' planting strip; bus sign  
9/13/91 - Z.C.'s Order DENYING in  
part; DISMISSING in part.

ASSIGNED FOR: THURSDAY, APRIL 9, 1992 AT 10:00 a.m.

cc: Anthony J. DiPaula, Esquire - Counsel for Petitioner  
Mr. Charles Bogdanowicz - Petitioner/Appellant  
Amoco Oil Company  
Mr. Stanley Lloyd  
Mr. Thomas J. Hoff  
Mr. Nicholas Commodari  
Mr. L. Rodney Compton  
Ms. Gloria J. Turner  
Mr. and Mrs. Lawrence Clow  
Ms. Jan Walter  
Mr. Hunter E. Bush  
Ms. Marie Simoes  
Mr. Ed Kormanis  
Mr. Chad Kormanis  
People's Counsel for Baltimore County  
P. David Fields  
Pat Keller  
Public Services  
Lawrence E. Schmidt  
Timothy M. Kotroco  
James E. Dyer  
W. Carl Richards, Jr.  
Docket Clerk - Zoning  
Arnold Jablon, Director of Zoning  
Administration

LindaLee M. Kusznau  
Legal Secretary

MICROFILMED

Appeal Coverletter - Case No. 91-498-XA  
AMOCO OIL COMPANY - Petitioner  
October 21, 1991  
Page 2

Thomas J. Hoff, 1717 York Road, Suite 1B, Lutherville, MD 21093  
Nicholas Commodari, 3410 Woodstock Avenue, Balto., MD 21213  
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Chad Kormanis, 1218 Jenny Road, Balto., MD 21014  
People's Counsel of Baltimore County  
Rm. 304, County Office Bldg., Towson, Md. 21204

File

County Board of Appeals of Baltimore County

OLD COURTHOUSE, ROOM 48  
400 WASHINGTON AVENUE  
TOWSON, MARYLAND 21204  
(410) 887-3180

May 7, 1992

Anthony J. DiPaula, Esquire  
COVAHEY & BOOZER, P.A.  
614 Bosley Avenue  
Towson, MD 21204

RE: Case No. 91-498-XA  
Amoco Oil Company

Dear Mr. DiPaula:

Enclosed please find a copy of the final Opinion and Order  
issued this date by the County Board of Appeals of Baltimore County  
in the subject matter.

Sincerely,

*Kathleen C. Weidenhammer*  
Kathleen C. Weidenhammer  
Administrative Assistant

encl.

cc: Charles T. Bogdanowicz /Amoco Oil Company  
Mr. Stanley Lloyd  
Mr. Thomas J. Hoff  
Mr. Nicholas Commodari  
Mr. L. Rodney Compton  
Ms. Gloria J. Turner  
Mr. & Mrs. Lawrence Clow  
Ms. Jan Walter  
Mr. Hunter E. Bush  
Ms. Marie Simoes  
Mr. Ed Kormanis  
Mr. Chad Kormanis  
People's Counsel for Baltimore County  
P. David Fields  
Lawrence E. Schmidt  
Timothy M. Kotroco  
W. Carl Richards, Jr.  
Docket Clerk - Zoning  
Arnold Jablon, Director of Zoning Admin.

RECEIVED

MAY 8 1992

ZONING OFFICE







